

1.Component NAVY	FY 2005 MILITARY CONSTRUCTION PROGRAM			2.Date 13 JAN 2004
3. Installation and Location/UIC: M67604 MARINE CORPS AIR STATION CAMP PENDLETON, CALIFORNIA			4. Project Title CONSOLIDATED OPERATIONS CENTER	
5.Program Element 0206496M	6.Category Code 61071	7. Project Number P032	8. Project Cost (\$000) 4,910	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
CONSOLIDATED OPERATIONS CENTER (11,248 SF)	m2	1,045		3600
MAG-39 COMMAND OPERATIONS CENTER (11,248 SF)	m2	1,045	2,644.00	(2760)
BUILT-IN EQUIPMENT	LS			(270)
TECHNICAL OPERATING MANUALS	LS			(30)
INFORMATION SYSTEMS	LS			(40)
ANTI-TERRORISM/FORCE PROTECTION	LS			(110)
SPECIAL COSTS	LS			(390)
SUPPORTING FACILITIES				660
ELECTRICAL UTILITIES	LS			(170)
MECHANICAL UTILITIES	LS			(120)
PAVING AND SITE IMPROVEMENTS	LS			(180)
DEMOLITION	LS			(50)
ANTI-TERRORISM/FORCE PROTECTION	LS			(100)
OUTSIDE COMMUNICATIONS LINE	LS			(40)
SUBTOTAL				4260
CONTINGENCY (5%)				210
TOTAL CONTRACT COST				4470
SIOH (6%)				270
SUBTOTAL				4740
DESIGN/BUILD - DESIGN COST				170
TOTAL REQUEST ROUNDED				4910
TOTAL REQUEST				4910
10. Description of Proposed Construction				
<p>Construct a multi-story concrete masonry unit (CMU) building with reinforced concrete spread footings on reinforced concrete slab on pile foundation, structural steel frame, and standing seam metal roof to provide a headquarters facility for Marine Air Group 39 (MAG-39). This facility will be designed and constructed to meet the requirements of the Americans with Disabilities Act and will include offices, restrooms, storage spaces, mechanical spaces and a mail room. The interior will be finished with tile, carpet, painted CMU walls, suspended gypsum board and acoustical ceiling tiles. Sustainable principles will be included into the design, development, and construction of the project in accordance with Executive Order 13123 and other laws and executive orders. Built-in equipment includes one elevator and two security vaults. Special costs include sound attenuation, seismic construction, and pile foundation. Electrical systems include fire alarms, energy saving Electronic Monitoring and Control System (EMCS), Intrusion Detection System and information systems. Mechanical systems include plumbing, fire protection systems, and heating ventilation and air conditioning. Supporting facilities work includes site and building utility connections (water, natural gas, sanitary and</p>				

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<p>storm sewers, electrical, telephone, and Local Area Network (LAN)). Paving and site improvements include storm water management, exterior site and building lighting, paved parking, sidewalks, security fencing, earthwork, grading and landscaping. Also includes Technical Operating Manuals, Anti-Terrorism/Force Protection features, demolition of existing utilities features, and environmental mitigation.</p>				
<p>11. Requirement: <u>1045m2</u> Adequate: <u>m2</u> Substandard: <u>m2</u></p> <p>PROJECT: This project consolidates Marine Air Group 39 Command, Control, Communications, Intelligence and Information functions within the Air Station security perimeter. (Current Mission)</p> <p>REQUIREMENT: MAG-39 requires a secure, consolidated headquarters facility located within the MCAS security perimeter. MAG-39 provides the Command, Control, Communications, Intelligence and Information (C3I2) architecture for four Helicopter Marine Light Attack (HMLA) active squadrons and three Helicopter Marine Medium (HMM) active squadrons. Under MAG-39 control, these squadrons are routinely involved in humanitarian assistance, forward presence, deterrence, peace keeping, operations short of war, and warfare. These operations require missions such as close air support, anti-armor, reconnaissance, forward air control (airborne naval gunfire control), airborne command post, small unit vertical insertion, light transport, air search and rescue, medical evacuation, medium transport and aerial combat troop transport. The complexity of such operations requires a well organized command element. MAG-39 resources are frequently dispersed to meet specific mission requirements, and resources (fuel, ordnance, etc.) are controlled to ensure distribution to units with the most pressing requirements. These functions require a centrally located, adequately configured facility within the MCAS Camp Pendleton security perimeter.</p> <p>CURRENT SITUATION: MAG-39 does not have a facility aboard MCAS Camp Pendleton to support its mission requirements. The existing MAG-39 Command Operations Center is located off the Air Station aboard Marine Corps Base Camp Pendleton and is inadequately configured to efficiently support mission requirements. In the event of an emergency or unscheduled, immediate deployment, MAG-39 mission planning, deployment mobilization, and critical communication of classified information is delayed by the existing facility's location outside the MCAS security perimeter. Time delays, no matter how small in mission critical situations, result in less than adequate planning and communications. In these situations, heightened security conditions result in long delays entering the Air Station at times when it is most critical for assigned personnel to report for duty. Delays can</p>				

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<p>become extensive and limit the time available for the C3I2 element to perform its intended military function.</p> <p>IMPACT IF NOT PROVIDED: MAG-39 will continue to operate without the facilities required to meet mission requirements. Delays in responsiveness to subordinate and supported units and a diminished ability to manage unit resources will continue. In the event of emergency or short notice deployment, personnel and equipment will experience costly delays in arriving to their required destinations aboard MCAS Camp Pendleton. Furthermore, MAG-39 C3I2 will remain in inefficient facilities outside the MCAS security perimeter.</p>				
12. Supplemental Data:				
A. Estimated Design Data:				
1. Status:				
(A) Date Design Start				082002
(B) Date Design 35% Complete				092004
(C) Date Design Completed				042005
(D) Percent Completed as of SEPTEMBER 2003				3%
(E) Percent Completed as of JANUARY 2004				3%
(F) Type of Design Contract			Design Build	
(G) Parametric Estimate used to develop cost			Yes	
(H) Energy study/Life cycle analysis performed			Yes	
2. Basis:				
(A) Standard or Definitive Design:				No
(B) Where Design Was Most Recently Used:				N/A
3. Total Cost (C) = (A) + (B) = (D) + (E) :				\$240
(A) Production of Plans and Specifications				\$200
(B) All other Design Costs				\$40
(C) Total				\$240
(D) Contract				\$40
(E) In-House				\$200
4. Contract Award				012005
5. Construction Start				042005
6. Construction Complete				042006
B. Equipment associated with this project which will be provided from other appropriations: NONE				
JOINT USE CERTIFICATION:				

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<p>The Director Land Use and Military Construction Branch, Installations and Logistics Department, Headquarters Marine Corps certifies that this project has been considered for joint use potential. Unilateral Construction is recommended. This Facility can be used by other components on an as available basis; however, the scope of the project is based on Navy requirements.</p> <p>Activity POC: Pat Reed</p> <p>Phone No: 760-763-0020</p>			